A RESOLUTION

BY COMMUNITY DEVELOPMENT/ HUMAN RESOURCES COMMITTEE

A RESOLUTION TO CONFIRM THE APPOINTMENT OF BRENT SOBOL TO THE CAMPBELLTON ROAD TAX ALLOCATION DISTRICT ADVISORY COMMITTEE; AND FOR OTHER PURPOSES.

WHEREAS, Ordinance 06-O-2292 (the "Ordinance"), adopted by City Council on November 20, 2006 and approved by the Mayor on November 28, 2006 authorized, among other things, the creation of the City of Atlanta Tax Allocation District Number Seven- Campbellton Road TAD; and

WHEREAS, Section 8 of the Ordinance authorized the Atlanta Development Authority to establish an advisory committee to make recommendations on projects to be funded from bond proceeds, tax allocation increment or other funds generated by the Campbellton Road TAD; and

WHEREAS, Resolution 09-R-1939, adopted by City Council on November 2, 2009 and approved on November 11, 2009 pursuant to Section 2-403 of the City Charter, authorized the establishment of the Campbellton Road TAD Advisory Committee (the "Advisory Committee"); and

WHEREAS, pursuant to Resolution 09-R-1939 the Advisory Committee shall consist of Chairs of Neighborhood Planning Units P, R, S and X or their designees, a Fort McPherson Redevelopment Authority designee and business representatives, all of whom must be confirmed by Council; and

WHEREAS, Resolution 09-R-1939 further provides that the business representatives shall be elected for a two- year term and shall be confirmed by City Council; and

WHEREAS, the City desires to confirm the selection of Brent Sobol of the business community to serve on the Advisory Committee.

THE CITY COUNCIL OF THE CITY OF ATLANTA GEORGIA HEREBY RESOLVES, that the selection of Brent Sobol to serve on the Campbellton Road TAD Advisory Committee for a period of two years is hereby confirmed.

BE IT FURTHER RESOLVED, that all resolutions and parts of resolutions in conflict herewith are hereby waived to the extent of the conflict.



CITY OF ATLANTA

Shirley Franklin Mayor Office of the Mayor 55 Trinity Avenue, SW Suite 2400 Atlanta, Georgia 30303 404-330-6100

Greg Pridgeon
Chief of Staff

November 20, 2009

President Lisa Borders and Members of the Atlanta City Council City Hall, Suite 2900 South 55 Trinity Avenue Atlanta, GA 30303

RE: Campbellton Road Commercial Tax Allocation Districts: Advisory Committee Appointments

Dear President Borders and Members of the Council:

It is a pleasure for me to appoint Brent Sobol to serve as a member of the Campbellton Road Commercial Tax Allocation Districts: Advisory Committe for the City of Atlanta. This appointment has the concurrence of the relevant district Councilmember. Mr. Sobol is a resident of Atlanta and is willing to serve in this capacity. This appointment is for a term of two (2) years to begin on the date of Council confirmation.

I am confident that Mr. Sobol will serve the Campbellton Road Commercial Tax Allocation Districts: Advisory Committee with integrity and dedication. A copy of his resume is attached for your review.

Shirley Franklin

Muly Frank

BRENT SOBOL 3334 PEACHTREE RD NE, SUITE 1507 ATLANTA, GEORGIA 30326

Biography

Brent Sobol is the Managing Director of TORO Properties Group. TORO owns and operates Atlanta area multifamily real estate with a strategic focus on repositioning distressed properties of 100 units or more. Mr. Sobol currently owns 1300 apartments.

Since coming to Atlanta in 2001, Mr. Sobol through various entities & syndications has managed over 3500 rental & condominium units with annual combined operating budgets of \$16,000,000 and market values in excess of \$95,000,000. He has directly overseen the repositioning of 10 apartment communities with capital improvement expenditures totaling over \$14,000,000.

Working with R. James Properties, Inc. from 2001 to 2005, Mr. Sobol served in many roles including: General Partner, District Manager & Capital Improvements Manager. Mr. Sobol has never been involved in a bankruptcy or foreclosure.

Prior to working with R. James Properties, Inc., Mr. Sobol worked in project management in the building-materials industry for subsidiaries of Home Depot, International Paper, and Georgia-Pacific. During college, he has worked in and studied real estate management in London, Hong Kong and the Dominican Republic.

Competent in all aspects of residential construction, Brent holds journeyman certifications from the Atlanta Apartment Association in mold remediation, the Environmental Protection Agency in air conditioning management and the National Swimming Pool Foundation's Certified Pool Operator Program.

As a Dean's List business graduate of Washington University in St. Louis, Mr. Sobol financed his college education through the remodeling and sales of rental property. Active in Habitat for Humanity, Junior Achievement and other service organizations, Mr. Sobol was the recipient of the J.C. Penney United Way Volunteer Of The Year Award in 1994 and a Congressional Silver Medal for volunteerism in 1996. In 2007 & 2008, he was a back to back winner of the highest professional honor in the industry, the National Apartment Association (NAA) Paragon Award. In 2009, the Atlanta Police Department bestowed the first ever 'Citizen Of The Year' Award for efforts to reduce crime in Southwest Atlanta.

As a third generation real estate professional, Mr. Sobol has held a Georgia real estate license & is a member of the Atlanta Apartment Association, Atlanta Jaycees, Urban Land Institute, Washington University Regional Cabinet and Sigma Nu Fraternity. He has taught real estate investing & property management via the Georgia Real Estate Investors Association.

Brent enjoys speaking to groups, young and old, about the positive merits of responsible real estate investing as well as the virtues of taking consistent action to achieve your life & professional goals.

Mr. Sobol resides at The Meridian in Buckhead, Georgia with his wife of 10 years, Laura who is a pediatric occupational therapist. They have one daughter, Jane.

EMAIL: BRENTSOBOL@ALUM.WUSTL.EDU HOME: 404-848-9878 • MOBILE: 404-275-2389

09- R -1939

A RESOLUTION

BY COUNCILMEMBERS JIM MADDOX, JOYCE SHEPERD AND CLETA WINSLOW Color Wanslow

A RESOLUTION AUTHORIZING THE ESTABLISHMENT OF THE CAMPBELLTON ROAD ADVISORY COMMITTEE FOR THE CAMPBELLTON ROADTAX ALLOCATION DISTRICT (TAD); ESTABLISHING THE COMPOSITION OF THE COMMITTEE; PROVIDING FOR MEETINGS AND ACTIVITIES OF THE COMMITTEE; AND FOR OTHER PURPOSES.

WHEREAS, by ordinance 06-O-2292, adopted by the City Council on November 20, 2006 and by the Mayor on November 28, 2006, the City of Atlanta adopted the Campbellton Road Redevelopment Plan and created Tax Allocation District Number Seven –Campbellton Road TAD; and

WHEREAS, the Fulton County Commission has approved a resolution consenting to the inclusion of its share of the ad valorem tax allocation increment in the TAD; and

WHEREAS; the City has designated the Atlanta Development Authority (ADA) as the Redevelopment Agent for the TAD; and

WHEREAS, Section 8 of the City Ordinance provided for the creation of an advisory committee for the purpose of advising the City on projects to be funded within TAD; and

WHEREAS, the Council now wishes to designate the structure and membership of the Advisory Committee for the Campbellton Road TAD

NOW, THEREFORE, THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA HEREBY RESOLVES as follows:

Section 1. Creation of the Campbellton Road TAD Advisory Committee (the committee) is hereby created for the purpose of advising the City and ADA on redevelopment projects funded with tax increment produced by the redevelopment projects.

Section 2. Voting Membership: The Campbellton Road TAD Advisory Committee will consist of the following voting representatives:

- The Chairs of Neighborhood Planning Units P,R,S, and X (or their designees)
- Fort McPherson Redevelopment Authority designee
- Business representative
- Business representative

Section 3. Membership Selection and Terms: The NPU representatives to the Committee shall be selected annually by the respective NPUs and shall be confirmed by Council. The business representatives and Redevelopment Authority shall be elected for a two-year term and confirmed by Council.

Section 4. Nonvoting Membership: The Committee shall include the following members who shall have no vote and whose presence shall not be counted for the purpose of determining a quorum of the membership:

- ADA representative
- City Council members representing Council Districts 11, 12 and 4

Section 5. Governance and Meetings: The voting members of the Committee shall select a chair from among their membership. The committee shall meet at least twice a year. A majority of the voting members shall constitute a quorum.

Section 6. Duties: The Committee shall undertake the following activities and duties:

- Make recommendations to ADA and the City on projects to be funded from tax allocation bond proceeds, tax allocation increment or other funds generated by the Metropolitan parkway Tax Allocation District.
- ADA, in consultation with the Advisory Committee, shall identify project specific Community Benefits, as applicable, which will be embodied in the ADA development agreement relating to all projects receiving tax allocation district funding. Such Community Benefits, as applicable, may include, but shall not be limited to, the following project attributes: (i.) an employment opportunity notification, recruitment and training plan; (ii.) an inclusionary marketing and promotion of commercial and retail leasing opportunities to local businesses; (iii.) workforce affordable housing; (iv.) a housing opportunity marketing plan for City employees, Public Safety personnel, Educators and other public sector employees; (v.) greenspace and open space provisions; and (vi.) green building principles and practices.
- ADA, in consultation with the City and the Advisory Committee, shall adopt an
 affordable housing policy, as may be amended from time to time.

Section 7. Staffing: The ADA shall provide staff and technical assistance to the Committee.

Section 8. Duration: The Committee shall remain in existence for the life of the Campbellton Road TAD.

Section 9. All resolutions or parts or resolutions in conflict with this resolution are hereby waived to the extent of any such conflict.

A true copy,

RCS# 3408 11/02/09 3:12 PM

Atlanta City Council

REGULAR SESSION

PERSONAL EST.OF CAMPBELLTON ROAD ADVISORY COMM.
TAD
ADOPT AS AMEND

YEAS: 13
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 1
EXCUSED: 1
ABSENT 1

	Smith	Y	Archibong	Y	Moore	Y	Mitchell
Y	Hall	Y	Fauver	Y	Martin	Y	Norwood
Y	Young	Y	Shook	Y	Maddox		Willis
Y	Winslow	Y	Muller	Y	Sheperd		Borders

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MAYOR'S ACTION AFPROVISION VOV : 2009 WITHOUT SIGNATURE RV OPERATION OF LAW	COUNCIL PRESIDENT PROTENT ANNIHAL CLERK	INAL COUNCIL ACTION

QTON TIME

CITY COUNCIL ATLANTA, GEORGIA



06-O-2292

BY COUNCILMEMBERS CEASAR C. MITCHELL, JIM MADDOX, H. LAMAR WILLIS, CARLA SMITH, CLAIR MULLER, JOYCE M. SHEPERD, CLETA WINSLOW, IVORY LEE YOUNG, Jr., KWANZA HALL AND MARY NORWOOD

AS AMENDED BY COUNCIL (11/20/06)

CREATING THE CITY OF ATLANTA TAX ALLOCATION DISTRICT NUMBER SEVEN - CAMPBELLTON ROAD; DESIGNATING **BOUNDARIES** THE OF CAMPBELLTON ROAD TAX ALLOCATION DISTRICT: ESTABLISHING THE TAX ALLOCATION INCREMENT BASE FOR THE **CAMPBELLTON** ROAD ALLOCATION DISTRICT: ADOPTING REDEVELOPMENT PLAN FOR THE CAMPBELLTON ROAD TAX ALLOCATION DISTRICT; ESTABLISHING THE INTENT TO ISSUE AND SELL TAX ALLOCATION BONDS, NOTES OR OTHER OBLIGATIONS AND/OR TO OTHERWISE USE TAX ALLOCATION INCREMENTS TO FUND REDEVELOPMENT COSTS NECESSARY TO **EFFECTUATE** THE REDEVELOPMENT OF CAMPBELLTON ROAD TAX ALLOCATION DISTRICT: **AUTHORIZING ATLANTA DEVELOPMENT AUTHORITY** TO ACT AS THE REDEVELOPMENT AGENT TO IMPLEMENT THE REDEVELOPMENT PLAN PURSUANT TO THE REDEVELOPMENT POWERS LAW AND THE URBAN REDEVELOPMENT LAW; AND FOR OTHER PURPOSES.

WHEREAS, the Redevelopment Powers Law (O.C.G.A. § 36-44-1 et seq.) provides for the establishment of redevelopment powers and the creation of redevelopment plans and tax allocation districts by counties and municipalities in the State of Georgia; and

WHEREAS, the purpose of the Redevelopment Powers Law is to improve economic and social conditions within substantially underutilized and economically and socially depressed urban areas that contribute to or cause unemployment, limit the tax resources of counties and municipalities while creating a greater demand for governmental services, have a deleterious effect upon the public health, safety, morals and welfare, and impair or arrest the sound growth of the community as a whole; and

WHEREAS, it is in the public interest of the City of Atlanta that the Redevelopment Powers Law be exercised to improve economic and social conditions of the Campbellton Road Tax Allocation District, as such area is described in Appendix 5 to the document entitled

"Redevelopment Plan for the Campbellton Road Tax Allocation District" (sometimes referred to as the "Redevelopment Plan"), which Redevelopment Plan is attached hereto and incorporated herein by this reference, in order to abate or eliminate deleterious effects of its current depressed and underutilized state; and

WHEREAS, the Council finds that the Campbellton Road Tax Allocation District as a whole has not been subject to development or redevelopment, particularly when compared to the redevelopment activity taking place in other areas of the City, and in fact has suffered from disinvestment and other negative economic conditions; and

WHEREAS, the Council finds that the Campbellton Road Tax Allocation District on the whole suffers from underdeveloped land characteristics that contribute to or cause unemployment, limit the tax resources of the City and County while creating a greater demand for government services, and in general have a deleterious effect on the public health, safety, and welfare; and

WHEREAS, the Council finds that the Campbellton Road Tax Allocation District on the whole is substantially underutilized by containing a substantial number of open or vacant parcels and structures and buildings of relatively low value compared to the value of other structures and buildings in the vicinity and that the current condition of the area on the whole is less desirable than the redevelopment of the area for new commercial, residential, office, and other uses, including the provision of additional parkland as well as pedestrian and transportation improvements; and

WHEREAS, adoption of the Redevelopment Plan for the Campbellton Road Tax Allocation District (sometimes referred to as the "Redevelopment Plan") and creation of the Campbellton Road Tax Allocation District (sometimes referred to as the "Campbellton Road TAD") is necessary to assure that the City of Atlanta maintains its historical position as the commercial center of the region and provides balanced quality of life and access to economic development opportunities throughout the City; and

WHEREAS, the City recognizes that new streetscapes, sidewalks, parks, retail, other public infrastructure, commercial and employment centers, improved connectivity to alternative transportation facilities, and new housing are needed to create an attractive and prosperous community and restore balance to economic opportunities visited upon by other areas of the City; and

WHEREAS, the creation and implementation of the Campbellton Road TAD can provide incentives and initial funding to catalyze the rehabilitation and redevelopment of areas within the Campbellton Road TAD; and

WHEREAS, the City of Atlanta has designated the Atlanta Development Authority (the "ADA") as its Redevelopment Agency pursuant to O.C.G.A. § 36-44-1 et seq.; and

WHEREAS, it is in the public interest of the City that the Redevelopment Powers Law be exercised to improve the economic and social conditions of the Campbellton Road TAD on

the whole in order to remedy the detrimental effects of its current depressed and underutilized state; and

WHEREAS, the ADA has prepared a Redevelopment Plan for the Campbellton Road TAD pursuant to O.C.G.A. § 36-44-3(9) to be used as the framework for the implementation of the redevelopment activities contemplated within the Campbellton Road TAD; and

WHEREAS, the City recognizes that the Redevelopment Plan is a tool by which to realize the redevelopment potential yet to be obtained in the Campbellton Road TAD and the adoption of the Redevelopment Plan does not supersede or modify the current zoning regulations on those properties referenced in the Redevelopment Plan or otherwise contained in the Campbellton Road TAD; and

WHEREAS, the City recognizes the importance of community involvement in the Campbellton Road TAD implementation process, as well as the importance of balanced and equitable development throughout the Campbellton Road TAD; and

WHEREAS, the Council of the City of Atlanta desires to adopt the Redevelopment Plan for the Campbellton Road Tax Allocation District and create Tax Allocation District Number Seven – Campbellton Road.

NOW, THEREFORE, THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA HEREBY ORDAINS AS FOLLOWS:

Section 1. The City of Atlanta finds and declares that the Campbellton Road Tax Allocation District on the whole has not been subject to growth and development through private enterprise and would not reasonably be anticipated to be developed without the approval of the Redevelopment Plan.

Section 2. The City of Atlanta finds and declares that improvement of the Campbellton Road Tax Allocation District is likely to enhance the value of a substantial portion of other real property located within the district.

Section 3. The City of Atlanta approves the attached Redevelopment Plan prepared by the ADA as the Redevelopment Plan for the aforesaid area pursuant to the Redevelopment Powers Law, and incorporates such Redevelopment Plan, including all Appendices and Exhibits thereto, by reference as if fully set forth hereinafter.

Section 4. The City of Atlanta hereby creates its Tax Allocation District Number Seven – Campbellton Road (the "Campbellton Road TAD") pursuant to the Redevelopment Plan and the Redevelopment Powers Law. The boundaries of the Campbellton Road TAD shall be as indicated on the map included as Appendix 1 to the Redevelopment Plan and shall consist of those tax parcels identified on the list attached as Appendix 3 to the Redevelopment Plan, both such Appendices being incorporated herein by reference.

tad ordinance(campb rd)v5

Section 5. Tax Allocation District Number Seven – Campbellton Road is hereby created as of December 31, 2006, and shall continue in existence for twenty-five (25) years. All development costs, including financing costs and debt service on tax allocation bonds, notes and other obligations, shall be paid in full by December 31, 2031.

Section 6. The City of Atlanta hereby establishes the estimated tax allocation increment base of \$111,438,776 for the Campbellton Road Tax Allocation District, subject to certification by the state revenue commissioner as provided in O.C.G.A. § 36-44-10. The ad valorem property taxes to be used for computing tax allocation increments are specified in the attached Redevelopment Plan and are incorporated herein by reference; provided, however, that the term "ad valorem property taxes" shall for all purposes exclude ad valorem property taxes levied on personal property and motor vehicles, and those ad valorem property taxes levied on the assessed value of property owned by public utilities and railroad companies (consistent with the amendments to the Redevelopment Powers Law contained in House Bill 1361). Inclusion of ad valorem taxes levied by Fulton County and the Atlanta Board of Education in the computation of the tax allocation increment is contingent upon the consent of such bodies for the inclusion of their respective shares of ad valorem taxes in such computation.

Section 7. The City of Atlanta designates the ADA to serve as its Redevelopment Agent to implement the provisions of the Redevelopment Plan and to effectuate the redevelopment of the Campbellton Road Tax Allocation District pursuant to the framework set forth in Redevelopment Plan and under the Redevelopment Powers Law.

Section 8. The City of Atlanta intends to authorize the issuance of tax allocation bonds, notes or other obligations and such other redevelopment bonds as may be necessary to implement provisions of the Redevelopment Plan. Prior to the issuance of tax allocation bonds, notes or other obligations or the use of tax allocation increments to fund the payment of redevelopment costs (as defined under the Redevelopment Powers Law), ADA shall establish an Advisory Committee to make recommendations to ADA and the City on projects to be funded from tax allocation bond proceeds, tax allocation increment or other funds generated by the Campbellton Road Tax Allocation District.

Section 9. ADA, in consultation with the Advisory Committee, shall identify project specific Community Benefits, as applicable, which will be embodied in the ADA development agreement relating to all projects receiving tax allocation district funding. Such Community Benefits, as applicable, may include, but shall not be limited to, the following project attributes: (i.) an employment opportunity notification, recruitment and training plan; (ii.) an inclusionary marketing and promotion of commercial and retail leasing opportunities to local businesses; (iii.) workforce affordable housing; (iv.) a housing opportunity marketing plan for City employees, Public Safety personnel, Educators and other public sector employees; (v.) greenspace and open space provisions; and (vi.) green building principles and practices. Notwithstanding the foregoing, before the issuance of the initial series of tax allocation bonds, ADA, in consultation with the City and the Advisory Committee, shall adopt an affordable housing policy, as may be amended from time to time.

Section 10. The Council authorizes the use of the tax allocation increments and the proceeds of such bonds, notes or other obligations relating to the Campbellton Road TAD by the ADA and the City of Atlanta for any and all eligible uses including, without limitation, costs of issuance of such tax allocation bonds, notes or other obligations, capital costs of public and private improvements, including but not limited to streets, bridges, utilities, storm and sanitary sewers; capital improvements related to transit; parks, trails, recreational facilities, parking facilities, sidewalks and streetscapes, and arts and cultural facilities and installations; professional services costs, including fees for architectural, engineering, legal and environmental services, and peer review, and such other uses deemed necessary or appropriate pursuant to provisions of the Redevelopment Plan and the Redevelopment Powers Law.

Section 11. The property proposed to be pledged for payment or as security for payment of tax allocation bonds will include the positive ad valorem tax allocation increments derived from Tax Allocation District Number Seven – Campbellton Road; provided, however, that the term "ad valorem property taxes" shall for all purposes exclude ad valorem property taxes levied on personal property and motor vehicles, and those ad valorem property taxes levied on the assessed value of property owned by public utilities and railroad companies (consistent with the amendments to the Redevelopment Powers Law contained in House Bill 1361).

Section 12. All ordinances and parts of ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict.

- Joen XI

Deputy Clerk

ADOPTED as amended by the Council APPROVED by the Mayor

NOV 20, 2006 NOV 28, 2006

CAMPBELLTON ROAD REDEVELOPMENT PLAN

Atlanta City Council

REGULAR SESSION

MULTIPLE

06-O-2292,06-O-2290,06-O-2291 SUB

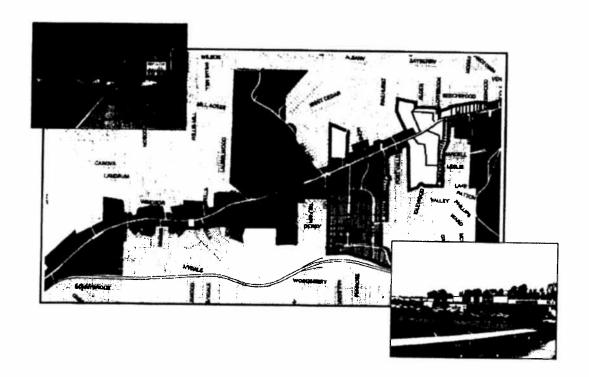
ADOPT AS AMEND

YEAS: 13
NAYS: 2
ABSTENTIONS: 0
NOT VOTING: 1
EXCUSED: 0
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Y Smith	N Archibong	Y Moore	Y Mitchell
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Y Young	Y Shook	Y Maddox	Y Willis
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Redevelopment Plan for the Campbellton Road Tax Allocation District Atlanta, Georgia



Prepared for: The City of Atlanta The Atlanta Public Schools Board of Education The Fulton County Commission

October 10, 2006





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ABOPTED BY NOV 2 0 2005 COUNCIL Refer to	Committee Date Chair Action Fav, Adv, Hold (see rev. side) Members	Refer To	Chair Action Fav, Adv, Hold (see rev. side) Other Members	eding Committee
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